

TERMS OF REFERENCE (TOR)

Rehabilitation of Health Centre – Kilo 7 – Torjok

1. Background

The Ministry of Health has identified the need to rehabilitate the Health Centre at Kilo 7 – Tarjok to restore the functionality, safety and durability of the facility and to improve the working environment for patients and staff.

The proposed intervention aims to replace damaged floor finishes, improve ground levels around the building, protect the roof and external walls against rainwater, provide external canopies, install water storage and pumping equipment, provide drainage pipework, and restore the painted surfaces and door hardware of the health centre and its external fence.

2. Objective of the Assignment

The overall objective of this assignment is to:

- Rehabilitate the existing Health Centre at Kilo 7 – Tarjok.
- Replace the existing floor finishes on a properly prepared, compacted and levelled base.
- Improve ground levels around the building and provide drainage pipework.
- Protect the roof and external walls against rainwater through waterproofing, plastering and external canopies.
- Provide water storage and pumping equipment for the facility.
- Restore the painted surfaces of the building and external fence, and repair door locks.
- Ensure that all works are completed safely, efficiently and in accordance with approved technical specifications.

3. Scope of Work

The Contractor shall provide all necessary labour, materials, equipment, tools, transportation, supervision and technical expertise required to complete the following works. All quantities stated are approximate and are subject to remeasurement based on actual site conditions:

3.1 Removal of Existing Floor Tiles and Fill

The Contractor shall remove the existing floor tiles and the underlying fill up to a thickness of 30 cm over an area of approximately 50 m².

The works shall include:

- Removal of the existing floor tiles.
- Removal of existing fill up to a thickness of 30 cm.
- Removal of debris and surplus material from site.

3.2 Backfilling with Improved Soil

The Contractor shall supply improved soil and carry out backfilling with proper compaction in two layers, using water as directed by the supervising engineer, in the following locations:

- Below the floor: approximately 15 m³, with a thickness of 30 cm.
- Around the building: approximately 28 m³.

3.3 Plain Concrete Blinding

The Contractor shall provide and lay 100 mm thick plain concrete blinding over an area of approximately 50 m², using a nominal volumetric mix of 1:3:6.

The works shall include:

- Supply of all approved materials.
- Mixing with clean water.
- Placing, compacting and levelling.
- Finishing to the required lines, levels and thickness, in accordance with the drawings, specifications and the Engineer's instructions.

3.4 Supply and Installation of Floor Tiles

The Contractor shall supply and install good quality floor tiles over an area of approximately 50 m², in accordance with craftsmanship standards and the directions of the supervising engineer. The supply of all required materials is included.

3.5 Roof Protective Layer and Waterproofing

The Contractor shall supply materials and execute a layer on top of the concrete roof over an area of approximately 65 m², consisting of concrete aggregate of 5 mm to 10 mm diameter and coarse sand, with a mix ratio of 1:1.5:3.

The works shall include:

- Application of a waterproofing membrane (roof coat).
- Installation of geotextile.
- All other works required, as directed by the supervising engineer.

3.6 External Plastering

The Contractor shall supply materials and execute external plastering with a thickness of 2 cm and a cement mix ratio of 1:8 over an area of approximately 20 m², including all necessary repair works as directed by the supervising engineer.

3.7 External Suspended Canopies

The Contractor shall supply and install three (3) externally suspended canopies for protection against rainwater, each with dimensions of approximately 1.5 × 0.8 metres.

The works shall include:

- Fabrication from pipes of 3 × 6 cm with a thickness of 1 mm.
- Covering with local zinc sheet of 0.35 mm thickness.
- All necessary painting and proper fixing.
- The required slopes for rainwater drainage.

3.8 Painting Works

The Contractor shall supply materials and execute the following painting works according to craftsmanship standards and the directions of the supervising engineer:

- Three (3) coats of washable paint over an area of approximately 300 m².
- Oil-based (enamel) painting of the external fence over approximately 80 linear metres, including the fixing rails, fence posts and the gate.

3.9 Treatment and Repair of Door Locks

The Contractor shall treat and repair five (5) door locks using good quality types, including all necessary works as directed by the supervising engineer.

4. Water Supply and Drainage Works

4.1 Supply and Installation of Water Tanks

The Contractor shall supply and install two (2) water tanks, each with a capacity of 1,000 litres, including all necessary connections and installation.

4.2 Supply and Installation of Water Pump

The Contractor shall supply and install one (1) water pump of 1 HP, including connection and installation.

4.3 Supply of UPVC Drainage Pipes

The Contractor shall supply approximately 15 linear metres of UPVC pipes for water drainage with 5 outlets, rated at 10 bar, as directed by the supervising engineer.

4.4 Iron Pipe and Manhole Cover

The Contractor shall supply one (1) circular iron pipe with a diameter of 3 inches and a thickness of 1.2 mm.

The works shall include:

- Fixing the pipe on the pit.
- Making a manhole cover (Dastoor) at the excavation level using plain concrete.
- All other works as directed by the supervising engineer.

5. Contractor's Responsibilities

The Contractor shall:

- Provide all materials, equipment, tools, labour and transportation required for the works.
- Ensure that all materials supplied are new, durable and of acceptable quality.
- Carry out the works according to approved technical specifications and instructions from the supervising engineer.
- Protect the existing building, fixtures and services during construction.
- Maintain a clean and safe worksite throughout the implementation period.
- Repair any damage caused to existing infrastructure as a result of the Contractor's activities.

- Conduct all necessary testing before handover.
- Rectify any defects identified during inspection at no additional cost.
- Provide skilled technical personnel for construction and rehabilitation works.
- Coordinate with the Ministry of Health and the supervising engineer throughout implementation.

6. Health, Safety and Environmental Requirements

The Contractor shall comply with all applicable health, safety and environmental requirements.

The Contractor shall:

- Provide appropriate Personal Protective Equipment (PPE) for all workers.
- Ensure safe demolition, excavation and working-at-height practices, including on the roof.
- Protect workers, health centre staff, patients and community members from construction-related hazards, dust and noise.
- Minimise disruption to health centre operations during the works.
- Prevent contamination of the water tanks and pipework during installation.
- Properly dispose of construction waste, removed tiles, excavated fill and damaged materials.
- Restore all affected areas after completion of the works.

7. Supervision and Quality Control

All works shall be carried out under the supervision and approval of the designated Ministry of Health Engineer and/or the Employer's Representative.

The Contractor shall allow access to the worksite for inspection and monitoring at any stage of implementation.

No work shall be considered completed until it has been inspected and approved by the supervising engineer.

8. Testing and Commissioning

Upon completion of the works, the Contractor shall conduct all necessary testing to ensure:

- Backfilling is properly compacted and blinding concrete conforms to the required levels and thickness.
- Floor tiles are level, firmly bonded and properly finished.
- The roof is watertight following the application of the waterproofing layer.
- Canopies are securely fixed and slope correctly to drain rainwater.
- Water tanks, pump and connections operate correctly without leakage.
- Drainage pipes, iron pipe and manhole cover are correctly installed and functioning.
- All repaired door locks operate properly.
- Painted surfaces are complete and uniform, including the external fence and gate.

Any defects identified during testing shall be corrected by the Contractor before final handover.

9. Deliverables

The Contractor shall deliver:

- Completed rehabilitation works for the Health Centre at Kilo 7 – Tarjok.
- Replaced floor tiles on compacted backfill and blinding concrete.
- Completed roof protective layer and waterproofing.
- Completed external plastering and painting works, including the external fence and gate.
- Installed external suspended canopies.
- Installed and operational water tanks and water pump.
- Installed drainage pipes, iron pipe and manhole cover.
- Repaired door locks.
- Successful testing and commissioning results.
- Final inspection and handover of all completed work.

10. Acceptance and Handover

Final acceptance of the works shall be subject to:

- Physical inspection.
- Verification of quantities and specifications.
- Functional testing of the installed systems.
- Confirmation that all identified defects have been rectified.
- Approval by the supervising engineer and the Ministry of Health.

A final Completion and Handover Certificate shall be issued following satisfactory completion and acceptance of all works.